

Lyme, Conn.
Sept. 15, 1920.

Canning & Leary,
Building Contractors,
New London, Conn.

Dear Sirs:

The first item of your estimate 100 yards of stone masonry we understood when letting this contract on a guaranteed price, included your commission and that you could be responsible for the accuracy of this estimate and that it will include foundation to the height given by Mr. Wheeler of Mr. Platt's office. On September 8: that this height is governed by the floor level which is to be 1 ft. 3 in. above the sidewalk and that the stone for this foundation was to be taken by you from the wall on the street, with no additional cost to us. It is understood that the remaining unused stone will be left where ~~it~~ is with the exception of the stone immediately in front of the building, where graded between the two large trees on either side of the entrance. Item No. Two: It is understood that the piers are to be 4 feet below the present grade level. It is understood that your allowance for finish hardware applies to the work shown in the drafting as estimated and does not include the additional hardware in connection with the toilets. *Asks for hardware for toilet closets. See spec. Book and use same details.*

Your estimate on walks includes approximately 40 feet and gravel filled walk. Eave trough and conductors as per specifications. Your first estimate covered that and we decided not to deduct it. It is understood that you will use 24" "Perfection Shingles" as ~~supplied by the~~ *Chicago manufacturer.* It is understood by me that your original estimate called for the 18" "Perfection Shingle" for the roof - laid as according to specifications five and one half inches to the weather.

The matter of A flooring which you state is the best obtainable in this locality, we will submit to the architect for approval - and I understand is based on an additional cost of \$250 to us. You do not estimate the cost of tank. the matter of including enclosing the rear of the building is not included in this contract. ~~It is understood that what waste is left, including lumber in temporary building will be used as far as it goes.~~ *160'*

Painting includes the cost of painting doors and skylights frame. Carting away of builders' rubbish and waste, a rail on the stairs leading from the toilets are included without cost to us. Locks on doors to kitchen and cloak room and all outside doors, including the toilets, should be furnished. Cutting necessary for the plumbing should be included in contractor's work. The matter of the ceiling in the central hall is left to Mr. Platt by Builder ~~and~~ *thought* Building Committee; the frieze in same room to be plastered. No extra cost for better grade flooring.

If lot of them would be
The architect's plan calls for flat plastered ceiling with a little molding in the angle for hall.

added your commission of 10% making a total of \$12864. After which you added \$160, a 5% commission on subcontracts. It would not seem right to add both a 10% and a 5% commission on these sub contracts; especially as \$700 of the sub contract in painting has been deducted without deducting your commission on the eliminated work and your 5% commission on a sub contract which is not let. It would seem more fair to you to allow a 10% commission rather than a 5% commission on a sub contract, therefore we remove the 5% commission. *We* You then add \$410 which is slightly above the rate charged in your estimate for the other two windows making a total of \$13274. It seems absolutely necessary for us to make all possible savings such as delaying the outside painting for some future date.

In your proposal of Sept. 9 you figure on carrying the conductors to the ground only whereas in your original estimate of eave trough and conductors you figured as per specifications to carry the front conductors underground and to the rear in 4" bell tile pipe for the amount of \$240. I feel that this should stand as called for in the specifications and should be independent of the plumber's contract, though we would prefer to have your plumber, if possible, do the balance of the work. In your letter of Sept. 9, you proposed to substitute 16" shingle in the place of 18" shingle for the roof, altho your original figure was as per specification for 18" "P erfection Shingle" unstained and laid five and one half inches to the weather. I am sure Mr. Platt would adhere to this and I am confident that you could get these 18" shingles at \$12 per 1000 as stated in your first estimate, as little jobbers in Lyme are selling them at \$13 per 1000.

In a letter from Mr. Platt this morning, he asks that the chimney be built of burnt common brick, terra cotta lining and 2 thimbles. You may have to give us another figure on these chimney. We would like to have you figure on making the flower boxes as described by the architect's representative, which would be built with wood metal lined and with a small drain at one end. As regards additional matters figured upon such as enlarging rear western gallery and building of the chimney, enclosing the outside of the building between masonry and the bond and toilets, we will take those up at our meeting tomorrow. We find however that the costs of various other equipments to go with the building such as plumbing, electric lighting, frame for holding cheese cloth covering of the ceiling, support for electric fixtures, interior wall covering, new street wall, grading, furniture etc. will amount to a sum between \$4000 and \$5000. You will see, therefore, that it is extremely doubtful if we can pay for some of these extras. I would like to have you look over my corrected figures and see how they conform to your ideas before taking up the extras we contemplate. The total as per your first specifications, when corrections are made is \$13274 to which we would add what additional work we can best afford to undertake at present.

Yours very truly

Lawton Parker

Chairman Building Committee